CITY OF HAYWARD

AGENDA REPORT

AGENDA DATE 04/17/01

AGENDA ITEM _____

WORK SESSION ITEM WS 5

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Design Considerations - Russell City Energy Center

RECOMMENDATION:

It is recommended that the City Council review and comment on this report.

DISCUSSION:

The proposed Russell City Energy Center is to be located where visible from a major entry point to Hayward as well as from the nearby open space area along the shoreline. City Council is being asked to provide input on possible design concepts to be used to enhance the visual aspects impacts of the Russell City Energy Center. The design considerations include encasing the project's components into building-like structures, providing translucent decorative screens, or allowing the facility to operate in its basic form.

The power plant will be visible from State Route 92 as well as from the hills of Hayward. Initially, Calpine provided a simulation that indicated the large components of the plant would be screened so as to give the appearance of an office type building. Extensive landscaping was also depicted. The major issue with this approach is that these screening structures could contribute to the massiveness of the project. This approach would result in the appearance of several eight-story buildings with stacks extending from them to about 140 feet. If effectively executed, the structures could make an attractive entry statement to Hayward, albeit out of scale with surrounding structures. To illustrate a point, most structures along Enterprise Avenue are less than 30 feet high. Rohm and Hass, however, has a stack that is 180 feet in height.

Another approach to enhancing the appearance of the Russell City Energy Center would be to utilize decorative semitransparent screens. This approach might be more sensitive with respect to its view from the shoreline. If used, care must be taken to not increase the visual complexity of the project; rather, its look should be simplified by the screens. This alternative could clash with the design of existing and future structures in the vicinity.

The colors of screening devices are an important consideration, and the use of a variety of colors of varying intentisites is essential to enhance the appearance of the project. Landscaping is also of primary importance, and extensive landscape setbacks should be

required along the perimeter of the site to provide space for multiple rows of trees. A good example of an effective landscape screen as viewed from the street is the landscaping along Breakwater Drive and along portions of Whitesell which effectively screens the Rohm and Haas facility.

One consideration with respect to the design of the project is that a power plant in the industrial district should not be made to look like anything other than what it is and that to do otherwise would result in a project that looks larger than it needs to be.

The accompanying material provides some perspectives regarding possible architectural treatment of the Russell City Energy Center. At the worksession, Calpine representatives will have "models" to enable everyone to gain a better understanding of the aforementioned approaches. The Council is being asked to provide feedback with regard to areas of concern from the standpoint of design.

Prepared by:

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Recommended by:

Sylvia Ehrenthal
Director of Community and Economic Development

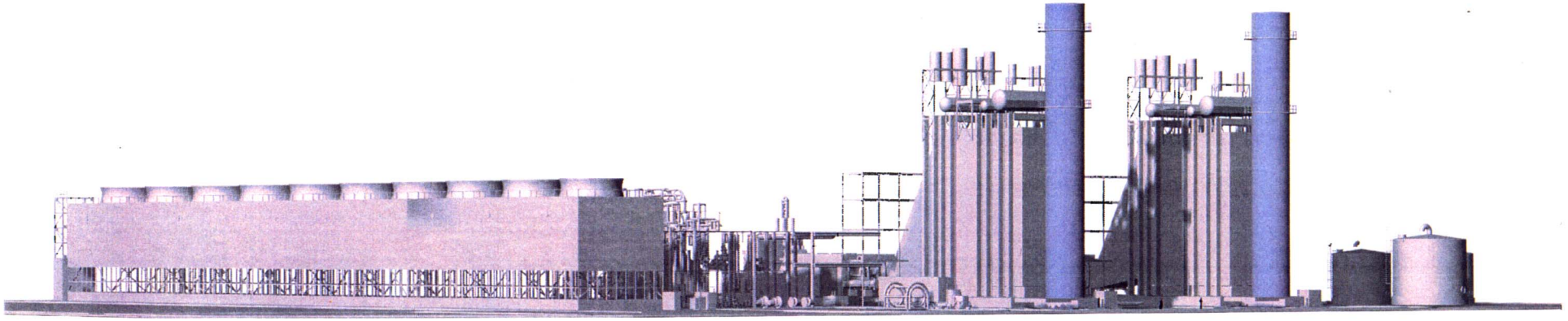
Approved by:

Jesús Armas, City Manager

4.12.01

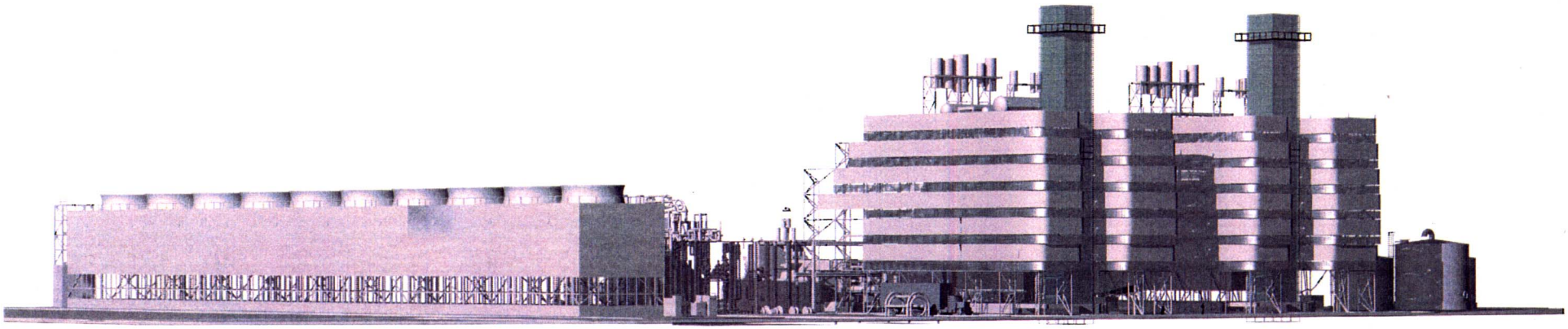
Architectural Treatments for the Russell City Energy Center, Hayward, CA

April 17th^{th,} 2001



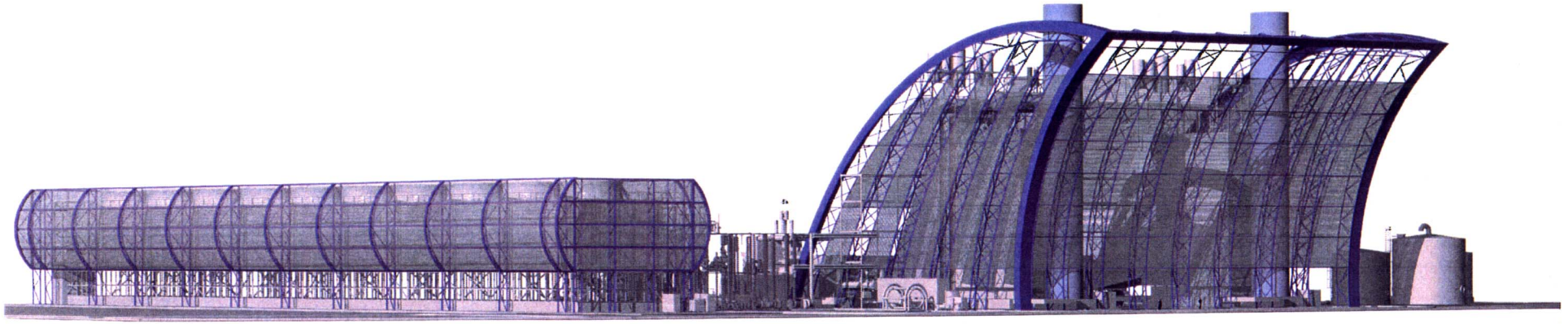
Scheme A

- Energy Center without screening or cladding.
- (Computer rendering simplifies pipe and equipment formations)



Scheme B

- **Horizontal steel panels,** with horizontal mesh infill
- Insistent horizontality invokes the form of an office building
- Square stack clad with obscured glass in frame



Scheme C

- Stainless steel mesh, spanning between tubular steel space frames
- Strong dynamic shapes simplify the complexity of the plant equipment, and provide the quality of landmark
- Side mesh panels span between front and back structural chords, giving a three dimensional saw tooth effect
- Mesh either semi transparent or opaque, dependent upon the location of the sun
- Cooling towers screened with mesh on structural steel frame